

## SECTION VA. MULTI-FAMILY RESIDENCE DISTRICTS.

- A. In Multi-Family Residence Districts, no new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereof, shall be altered, enlarged, reconstructed or used, and no land shall be used, for any purpose except one or more of the following:
1. One-family dwelling and with respect thereto any of the purposes authorized in accordance with and subject to the provisions of SECTION II.; in addition, with regard to the multi-family uses hereinafter provided, the Special Permit Granting Authority may grant a special permit in this district for any other purpose authorized by right or by special permit in Single Residence Districts.
  2. Any purpose authorized in a Limited Residence District in accordance with and subject to the provisions of SECTION VI. and all other sections applicable to buildings in Limited Residence Districts.
  3. A building or group of buildings containing four or more independent dwelling units each having a room or suite of rooms with bathroom and kitchen facilities for such dwelling units, and, in connection therewith, the parking of automobiles and such other accessory uses as are customary; all subject to conformity with the following requirements:
    - a. **MINIMUM LOT OR BUILDING SITE AREA:** No such building or group of buildings or other structures shall be erected on a lot containing less than twenty thousand (20,000) square feet.
    - b. **MINIMUM OPEN SPACE:** There shall be provided for each lot or building site area a minimum open space of not less than 40 percent of the lot area.
    - c. **MINIMUM LOT AREA PER DWELLING UNIT:** There shall be provided for each dwelling unit contained in the building or buildings a lot area of not less than three thousand (3,000) square feet.
    - d. **MAXIMUM LOT COVERAGE:** No building or addition to any building, including accessory buildings, shall be erected or placed on a lot which will result in the covering by buildings of more than thirty per cent (30%) of the lot or building site area.
    - e. **MAXIMUM HEIGHT OF BUILDING OR STRUCTURE:** No building shall exceed a maximum of three (3)stories or forty-five (45) feet in height.

- f. YARDS: No building or structure shall be placed within thirty (30) feet of any property line abutting a public or private way or within twenty (20) feet of any other property boundary line.
- g. FRONTAGE: No such building or structure shall be erected on a lot with less than eighty (80) feet of frontage on a public way or a way approved in accordance with the Subdivision Control Law or otherwise qualifying a lot for frontage under the Subdivision Control Law.
- h. OFF-STREET PARKING:
  - (1) There shall be provided a permanent off-street parking area or areas, surface and/or underground, of sufficient size to provide not less than one and 5/10 (1.5) automobile spaces for each dwelling unit providing two bedrooms or less and two (2) automobile spaces for each dwelling unit providing three (3) bedrooms or more to be accommodated on the lot.
  - (2) All off-street parking facilities shall be designed and constructed in accordance with the provisions of SECTION XXI.
- i. PROJECT APPROVAL: The provisions of SECTION XVIA. PROJECT APPROVAL. shall apply.